

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE S/S Loreley Beach Road, 900 ft. E of intersec. Loreley Beach Rd. 6045 Loreley Beach Road 11th Election District 5th Councilmanic District Barbara E. Senez Petitioner	* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 95-117-SPHA *
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for the property located at 6045 Loreley Beach Road in Eastern Baltimore County. Special Hearing relief is requested for an in-law apartment on the subject property zoned R.C.2. Variance relief is also requested to allow a side yard setback of 5 ft. in lieu of the required 35 ft. The subject property and requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Zoning Variance.

Appearing at the requisite public hearing held for this case was Barbara E. Senez, the property owner and Terry L. Senez, her son. Also appearing was Barbara J. Karmasek, Mrs. Senez' married daughter. Appearing in opposition were Frank Wallis, who resides immediately next door at 6047 Loreley Beach Road and Charles Wallis, his son, who resides nearby at 6019 Loreley Beach Road.

Testimony and evidence offered from the Petitioner was that the subject site is approximately .355 acres in area and is zoned R.C.2. This is a waterfront property which abuts Bird River. Vehicular access to the property is by way of Loreley Beach Road. The property is a rectangularly shaped lot and is approximately 75 ft. wide. The depth of the property ranges from approximately 197.5 ft. to approximately 220 ft. The property is presently improved with an existing residential structure located on the

ORDER RECEIVED FOR FILING

Date 11/18/96
 By M. J. [Signature]

MICROFILMED

middle of the lot. Also on the property is an existing 30 x 17 ft. garage which was constructed in approximately 1971.

Mrs. Barbara E. Senez testified that presently she, her daughter, her daughter's husband and two children, her son and her mother all reside on the property. Presently, they are all living within the residential dwelling. The garage is presently used for storage purposes. The Petitioner proposes to renovate the garage so as to make a portion thereof available for dwelling purposes. Specifically, the upstairs of the garage contains three rooms, a bath, a kitchen and a living room area. The Petitioner intends on making this area available for her daughter's family. Mrs. Senez testified that although no bedrooms will be available in the garage, the conversion of the structure to an in-law apartment will give her daughter's family an area for needed space and privacy. It is to be noted that the garage is served by electricity and public water. The garage will utilize the private septic system which presently serves the existing dwelling. The Petitioner offered significant volume of testimony about her poor health and the need for additional living area for this large family which occupies this property.

Appearing in opposition to the request was Frank Wallis and Charles Wallis, his son. The younger Wallis was particularly opposed to the request. As was clearly demonstrated by his testimony, the Wallis and Senez families do not get along. There has apparently been a number of squabbles in the past between these neighbors. A prior zoning case filed by Mr. Wallis was contested by Mrs. Senez. Moreover, the parties have disputes about a fence constructed by the Senez family as well as dogs and pets maintained on the property.

As I indicated, at the hearing, none of these prior disputes are relevant as they relate to the instant case. I must adjudge the matter before

me in accordance with the relevant provisions of the BCZR. In this regard, the special hearing must be adjudged by the criteria set forth within Section 502.1 of the BCZR. Specifically, I must determine whether the utilization of the garage as an in-law apartment will be detrimental to the health, safety and general welfare of the locale. In this regard, I am persuaded to grant the Petition with restrictions. In my judgment, utilization of a small portion of the garage for an in-law apartment will not adversely affect the area. The use of an in-law apartment will not increase the number of individuals residing on the property. However, I will impose certain restrictions within the grant of my Order. I share the Department of Environmental Protection and Resource Management (DEPRM) concerns over the septic system. Although there is no indication that the septic system has failed, it should be monitored regularly. Thus, I will incorporate the comment offered by DEPRM dated October 31, 1994. That is, the septic system shall be monitored regularly to ensure that same is operating properly. Moreover, the approval granted herein shall be rescinded upon transfer of the property. In this regard, I will also incorporate that comment offered by the Office of Planning and Zoning (OPZ). Therein, OPZ opines that the in-law apartment should be occupied only by family members. This will obviously be the case, particularly in view of the fact that the garage contains a limited area. However, I will include same as a condition precedent to this Order.

As to the variance, same is necessary to legitimize the setback distance between the garage and the side property line. It is to be noted that this is a pre-existing condition and the garage has been at this location for over 20 years. It is clear that variance relief should be granted. Strict adherence to the 35 ft. setback as required would nearly render the lot unusable. The lot is only 75 ft. in total width, thus no practical

ORDER RECEIVED FOR FILING

Date

By

11/18/94
M. Good

construction would be allowed if strict side yard setbacks need be obtained. It is clear that the Petitioner has satisfied the test set forth in Section 307 of the BCZR in this regard.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of November 1994, that, pursuant to the Petition for Special Hearing, approval for an in-law apartment on the subject property zoned R.C.2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow a side yard setback of 5 ft. in lieu of the required 35 ft. , be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

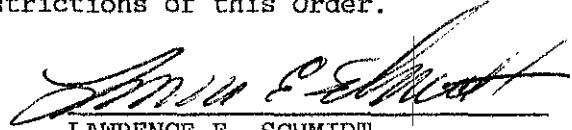
2. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) as set forth in their comment submitted by DEPRM dated October 31, 1994 attached hereto and made a part hereof.

3. The Petitioner shall comply with the Office of Planning and Zoning (OPZ) comment dated October 7, 1994, wherein the in-law apartment should be occupied only by family members. (Copy attached and made a part hereof.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

ORDER RECEIVED FOR PLANS
2/18/95
M. G. Ward

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

11/18/90
J. Howard

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 18, 1994

Mrs. Barbara E. Senez
6045 Loreley Beach Road
White Marsh, Maryland 21162

RE: Case No. 95-117-SPHA
Petitions for Special Hearing and Variance
Barbara E. Senez, Petitioner
Location: 6045 Loreley Beach Road

Dear Mrs. Senez:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.

cc: Messrs. Frank Wallis and Charles Wallis

RECORDED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

6045 LORELEY BEACH RD
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an in-law apartment in a R.C.-2 zone.

95-117-SPHA

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JS

DATE

9/26/74

#115



Zoning Administration

Development Management

3 copies



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #6045 Loreley Beach Rd.
95-117-5PHA which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3

To allow a side yard setback of 5 feet in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Hard ship - difficulties
Do to health problems

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Barbara E. Senez
(Type or Print Name)

X Barbara E. Senez
Signature

(Type or Print Name)

Signature

#6045 Loreley Beach Rd. 335 3016
Address Phone No

White marsh Md. 21162
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JF DATE 9/26/94

115



Printed with Soybean Ink
on Recycled Paper



3 copies

95-117-SPHA

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR #6045 Loreley Beach Road
(address)
Election District 11 Councilmanic District 5

Beginning at a point on the South side of Loreley
(north, south, east or west)
Beach Road which is 30'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 900' East of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Loreley Beach North
(name of street)

which is 30'
(number of feet of right-of-way width) wide. *Being Lot # _____

Block _____, Section # _____ in the subdivision of
_____ as recorded in Baltimore County Deed
(name of subdivision) Plat

Book # 5109, Folio # 432, containing
15368 sq. ft. 0.355 acres.
(square feet and acres)

N. 41.25. W 75' then S. 32.05. W 197.5
then along shore line 80' then N. 32.05. E

*If your property is not recorded by Plat Book and Folio Number, 220'
then DO NOT attempt to use the Lot, Block and Subdivision
description as shown, instead state: "As recorded in Deed
Liber _____, Folio _____" and include the measurements and
directions (metes and bounds only) here and on the plat in the
correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18
27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15'
22" W. 80 ft. to the place of beginning.

115

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-117-S PHA

District: 114 Date of Posting: 10/15/94
Posted for: Special Hearing & Variance
Petitioner: Barbara Esenoz
Location of property: 6045 Loreley Beach Rd., S/S
Location of Signs: Facing roadway, on property, being torn down
Remarks: _____
Posted by: M. H. Hester Date of return: 10/21/94
Signature
Number of Signs: 1



RECEIVED - 10/21/94

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-117-SPHA

(Item 118)

6045 Loreley Beach Road
S/S Loreley Beach Road,
900' E Intersection Loreley
Beach Road

11th Election District
City Council District

Particulars:

Bernard A. Jones

Hearing Tuesday,

November 1, 1994 at
11:00 a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve
an in-law apartment. Variance
to allow a side yard setback of
5 feet in lieu of the required 35
feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

10/123 Oct. 13.

TOWSON, MD.,

Oct. 14, 1994

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Oct. 13, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Particulars~~



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL
AREA

receipt

Account: R-001-6150

Number 115

Date

9/26/94

Taken by: JRF

SENEZ - 6045 Loralay Beach Rd.

010 -- Variance \$ 50.00

030 -- SPH --- \$ 50.00

080 -- 2-Signs --- \$ 70.00

\$ 170.00

95-117-SPH

MICROFILMED

02402801648TCIRC

\$170.00

BA E011:56A009-26-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 7, 1994

NOTICE OF HEARING

95-117-SPHA

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-117-SPHA (Item 115)

6045 Loreley Beach Road

S/S Loreley Beach Road, 900' E intersection Loreley Beach Road

11th Election District - 5th Councilmanic

Petitioner(s): Barbara E. Senez

HEARING: TUESDAY, NOVEMBER 1, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve an in-law apartment.

Variance to allow a side yard setback of 5 feet in lieu of the required 35 feet.

Arnold Jablon
Director

cc: Barbara E. Senez

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 18, 1994

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

95-117-SPHA

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE
ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE
TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN
CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 95-117-SPHA (Item 115)
6045 Loreley Beach Road
S/S Loreley Beach Road, 900' E intersection Loreley Beach Road
11th Election District - 5th Councilmanic
Petitioner(s): Barbara E. Senez

HEARING: TUESDAY, NOVEMBER 1, 1994 at 3:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

CC: Barbara E. Senez

AJ:ggs

10/18/94



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

95-117-SPAA

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 115

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Karmasek

ADDRESS: 6045 Loreley Beach Rd

White Marsh, MD 21162

PHONE NUMBER: 335-3968

AJ:ggs

NOTED

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCT. 24 1994

Barbara Senez
6045 Loreley Beach Road
White Marsh, Maryland 21162

Re: Item, #115 , Case #95-117
Petitioner: Barbara Senez

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 26, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 17, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 17, 1994
Items 113, 115, 118, 120, 122, 123 and 124

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: October 7, 1994

SUBJECT: 6045 Loreley Beach Road

INFORMATION:

Item Number: 115

Petitioner: Barbara E. Sewez

Property Size: _____

Zoning: R.C. 2

Requested Action: _____

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that habitation of the accessory apartment be restricted to family members.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kern

PK/JL:lw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BARBARA E. SENEZ

LOCATION: S/S LORELEY BEACH RD. 900' E OF THE INTERSECTION LORELEY
BEACH RD. (6045 LORELEY BEACH RD.)

Item No.: 115

Zoning Agenda: SPECIAL HEARING
VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
OCT 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

10-7-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *115 (JRF)*

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

OCT. 07 1994

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

95-117-SPNA
11/1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

October 31, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

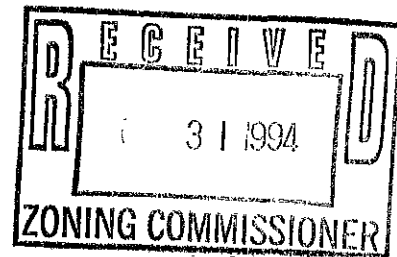
FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #115 - Senez Property
6045 Loreley Beach Road
Zoning Advisory Committee Meeting of October 11, 1994

Ground Water Management

Inspection of property found proposed work substantially completed with exception of enclosure between garage and house. Septic on water front side of the house consisting of septic tank, field and seepage pit. No evidence of surface failure. Septic and plumbing connection to garage installed without benefit of permit.

There is limited area for septic expansion. Recommend that provision be made for inspection certification of unpermitted construction. If approval of petition is approved, approval shall be rescinded upon transfer of property.



JLP:TE:sp

SENEZ/DEPRM/TXTSBP

11/1

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
6045 Loreley Beach Road, S/S Loreley*		ZONING COMMISSIONER
Beach Rd, 900' E intersection Loreley		
Beach Rd, 11th Election Dist.,	*	OF BALTIMORE COUNTY
5th Councilmanic		
	*	CASE NO. 95-117-SPHA
Barbara E. Senez		
Petitioner	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Barbara E. Senez, 6045 Loreley Beach Road, White Marsh, MD 21162, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

ZONING ENFORCEMENT

Baltimore County
Zoning Office
Towson, Maryland 21204

ZONING VIOLATION ASSIGNMENT RECORD

CASE NO. C-91-709

ZONING:

LOCATION: 6045 LORELEY BEACH ROAD

NEAREST INTERSECTION:

ALLEGED VIOLATIONS: ILLEGAL CONVERSION; BOATS

(X) RFA () LETTER () IN-PERSON () PICK-UP FROM:

ASSIGNED TO: () K. CONNOR () G. FREUND () D. THOMPSON
() F. DIMEGLIO () C. MCGRAW (X) L. WASILEWSKI
() T. FITTS () D. PROPALIS ()

ELECTION DISTRICT: 11th

TAX ACCOUNT #

COMMENTS:

ACKNOWLEDGEMENT NOTICE

DEAR MS. WALLIS:

DATE: 10/5/90

PLEASE BE ADVISED THAT YOUR COMPLAINT, INVOLVING THE ABOVE REFERENCED PROPERTY, HAS BEEN RECEIVED BY THIS OFFICE. AN INSPECTOR HAS BEEN ASSIGNED TO THE CASE AND WILL VISIT THE LOCATION AS SOON AS POSSIBLE. YOU WILL ADDITIONALLY BE ADVISED OF ALL FURTHER DEVELOPMENTS IN OUR INVESTIGATION. SHOULD THIS MATTER BE SCHEDULED FOR A DISTRICT COURT TRIAL, YOU WILL BE NOTIFIED OF THE DATE.

ZONING ENFORCEMENT SECTION

TELEPHONE: 887-3351

November 1, 1994

To Whom It May Concern:

It is our desire to clarify the signature found on the paper that may be presented by Mrs. Barbara Senez at her Zoning hearing today. We were not aware that she was preparing for a zoning hearing when she asked us to sign her paper. We were going to our car and preparing to leave when she quickly asked us to sign a paper allowing her daughter's family to live on her property. While we have no objection to her daughter's family living there, we do object to a variance being granted for an apartment over their garage. The Senez family has rented rooms to others in the past, and the tenants at times have been unruly and disruptive. They also erected a spite fence down the middle of our common driveway, completely blocking our view of the road when we pull out. In our opinion it would be unfair to give them a legal privelege when they are so inconsiderate of us. We are afraid that once a variance is issued we would be forced into appearing to be trouble makers if we had to file a complaint because conditions of the variance were being violated.

Sincerely, *Frank Wallis*
Lula B. Wallis

Frank and Lula Wallis
6047 Loreley Beach Road

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

95-117
SPHA

NAME

ADDRESS

BARBARA E SENEZ

TERRY L SENEZ

Barbara J Karmasek

6045 LORELEY BEACH RD

6045 LORELEY BEACH RD

6045 Loreley Beach Rd

WHITE MARSH MD 21162



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

FRANK WALLIS

6047 LORELEY BCH Rd.

Charles wallis

6019 Loreley Beach Rd.

21162

WORLDWIDE

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

MARY ENSOR
EUGENE ENSOR
Teri Senty
Barbara Karmasok
Barbara Senty

ADDRESS

P.O. Box 138, Mt 21162
White Marsh
6017A Loreley Pt RD
6045 Loreley Beach Rd
6045 Lorely Beach Rd

~~Protestants~~
~~No~~

MICROFILMED

95-117-SP4A

9-26-94

I FRANK WALLIS, do not have
any objections to Barbara E. Seney
having a dwelling above their
garage for their daughter.

Frank Wallis
6047 LORELEY BCH. RD.
WHITE MARSH, Md. 21162

115

Ret Ex No
3A

MICROFILM

I Beulah E. Lumpkin, do not have
any objections to Barbara E. Seney
having a dwelling above their
garage for her daughter.

Beulah E. Lumpkin
6041 Loreley Beach Rd.
White Marsh, Md. 21162

95-117-SHA

115

Put Ex No
313.

RECORDED
INDEXED
FBI - BALTIMORE

INVESTIGATION REPORT
Baltimore County Bureau of Animal Control
592-6111

COMPLAINANT

NAME: ~~Mr. Barbara Seney~~ ^{Wm. Seney}
ADDRESS: 6011 3/4 Foreley Beach Rd.
PHONE: no phone
WITNESS: Mr. Barbara Seney
ADDRESS: 6045 Foreley Beach Rd.
PHONE:

DEFENDANT

NAME: (Charles) Lick
ADDRESS: 6019 Foreley Beach Rd.
PHONE:
DIRECTIONS: White Horse 21162.
DATE OF COMPLAINT: 5/5/86
TIME: 8:50.

NATURE OF COMPLAINT: loose dog

Small gray & black dog resident

W. Seney, owner - unlicensed dog

WILL PARTY TESTIFY? YES/NO
GIVE SIGNED DEPOSITION? YES/NO

COMPLAINT RECEIVED BY: Lee
COMPLAINT REFERRED TO: Littlejohn

Owner Notified of Animal Impoundment: Date: Time: Notified by:

FINDINGS

INVESTIGATED BY: DATE: 5-4-86 TIME:

ACTION: Owner called says dog (Dob) was
impound 4th grad. child and she is
reluctant

Problems
No 2

VIOLATION NUMBERS: IMPOUNDMENT NUMBERS:

INVESTIGATION REPORT
Baltimore County Bureau of Animal Control
592-6111

COMPLAINANT

DEFENDANT

NAME: Mrs. Senze
ADDRESS: 6045 LORLEY BEACH RD
PHONE:
WITNESS:
ADDRESS:
PHONE:

NAME: WALLACE
ADDRESS: 6014 LORLEY BEACH RD
PHONE:
DIRECTIONS: 21162 RD
DATE OF COMPLAINT: 7-21-82
TIME: 11:00

NATURE OF COMPLAINT:

DOG RUNS LOOSE
GRAYISH
SHIRT

WILL PARTY TESTIFY? YES/NO
HAVE SIGNED DEPOSITION? YES/NO

COMPLAINT RECEIVED BY: APRIL
COMPLAINT REFERRED TO:

OWNER NOTIFIED OF ANIMAL IMPOUNDMENT: Date: Time: Notified by:

FINDINGS

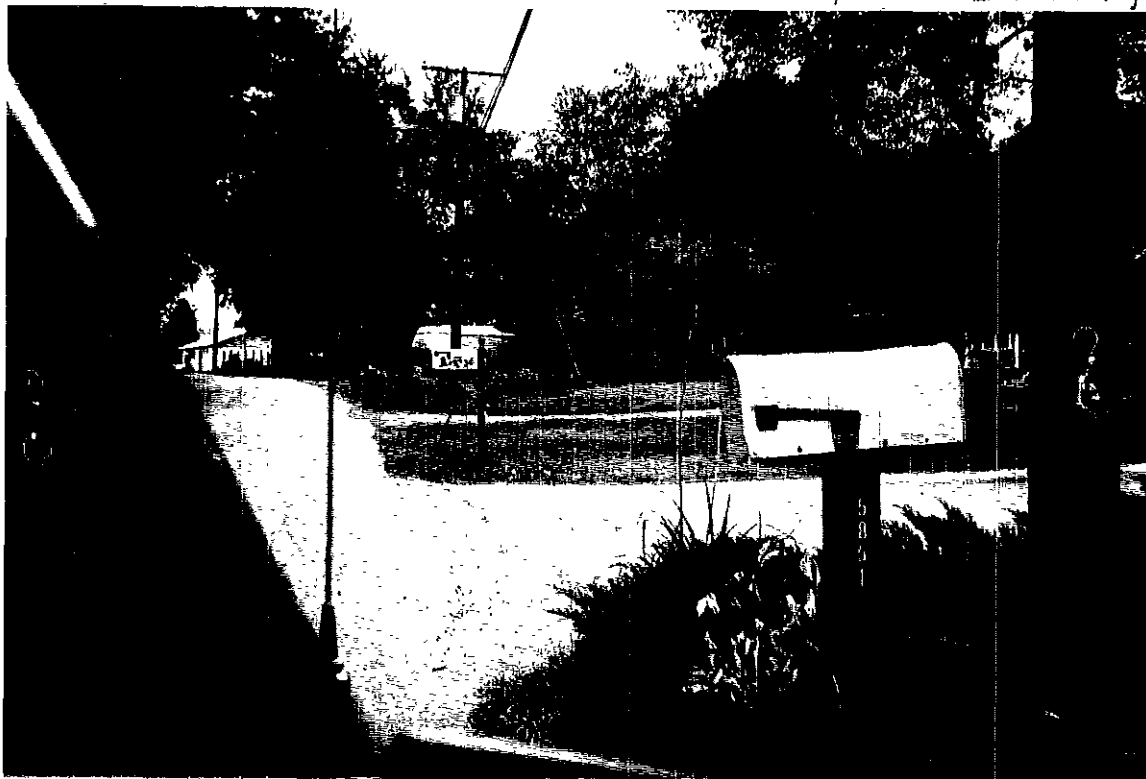
INVESTIGATED BY: APRIL DATE: 7-22-82 TIME:

ACTION: SENT LETTER & LAWS
(1242) Mrs. Wallace stated that her dog
is an inside dog and Mrs. Senze
is just a "trouble-maker" of the
neighborhood.

VIOLATION NUMBERS: IMPOUNDMENT NUMBERS:



95-117-SPHA



home sits on property line to adjacent property
with other building structure sitting less than
2 feet.

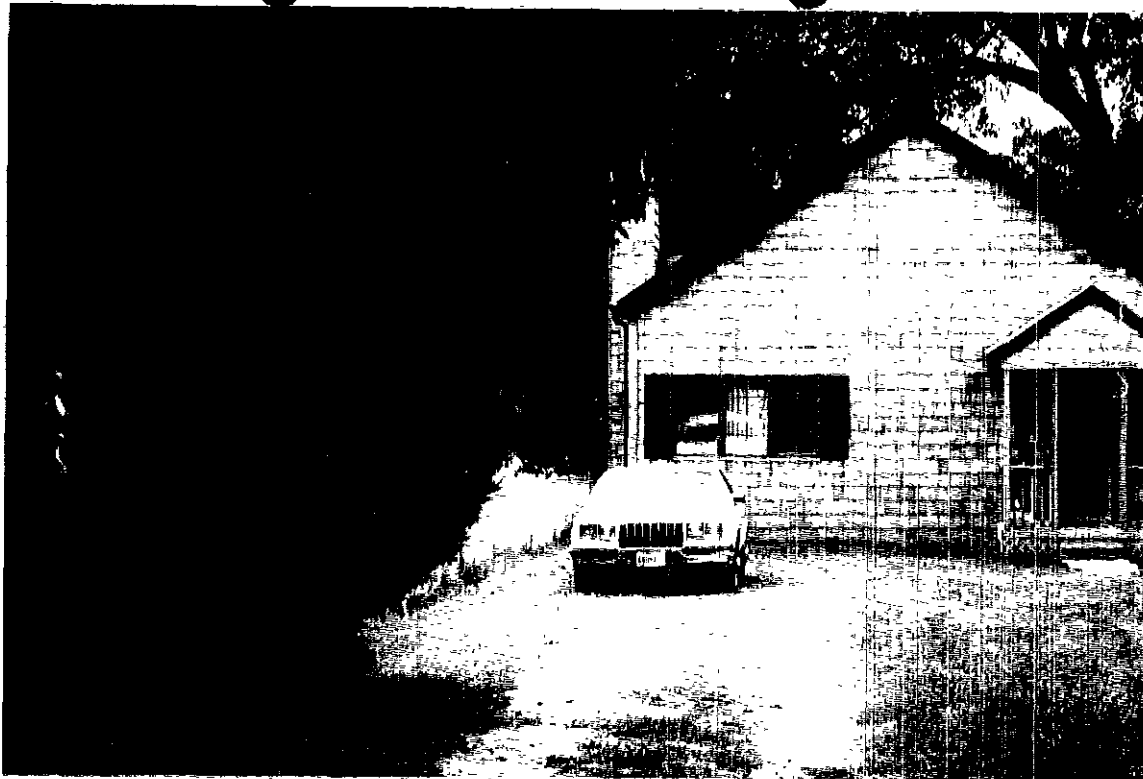
Plot 2A #115



95-117-SPH/H



New home built with-in the last 2 years,
Sits 3' off property line
Pet 213 #115



New home built with-in 1 Year.

Sits LESS than 3' FROM PROPERTY LINE

95-117-SHA

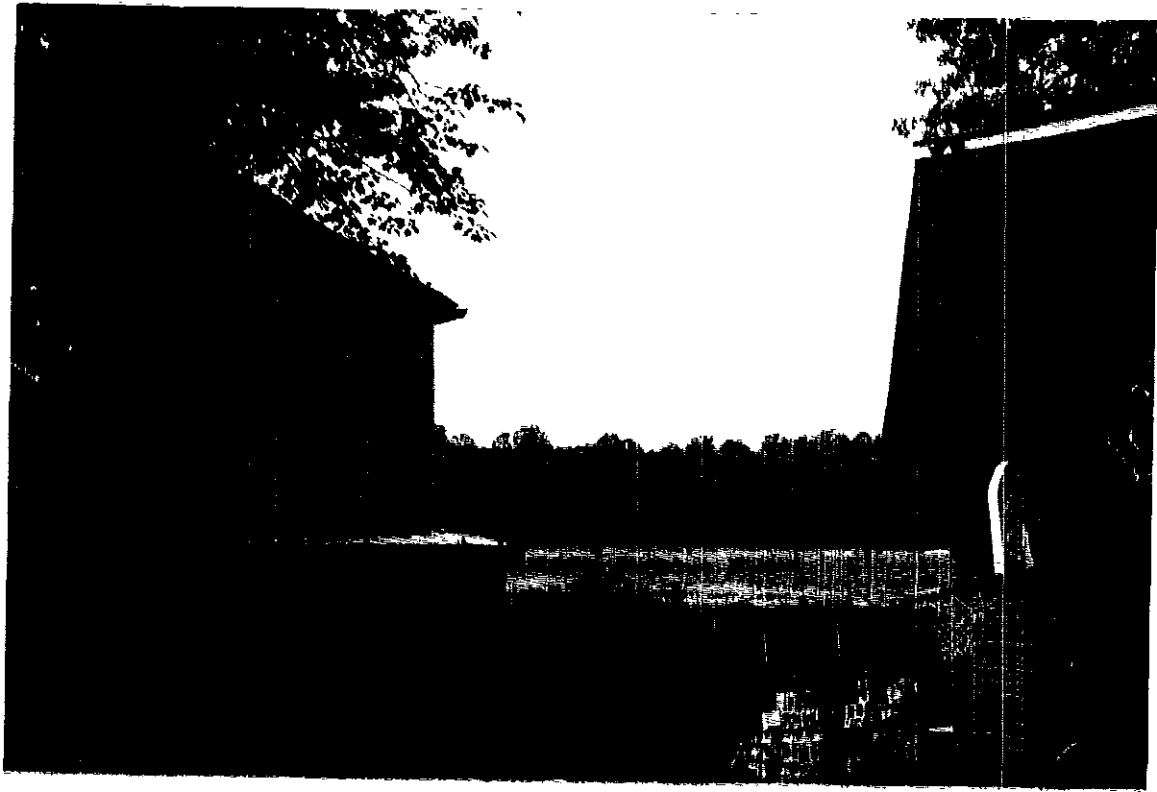
2000-01-01 10:00:00

Ref 2c

#115



our House



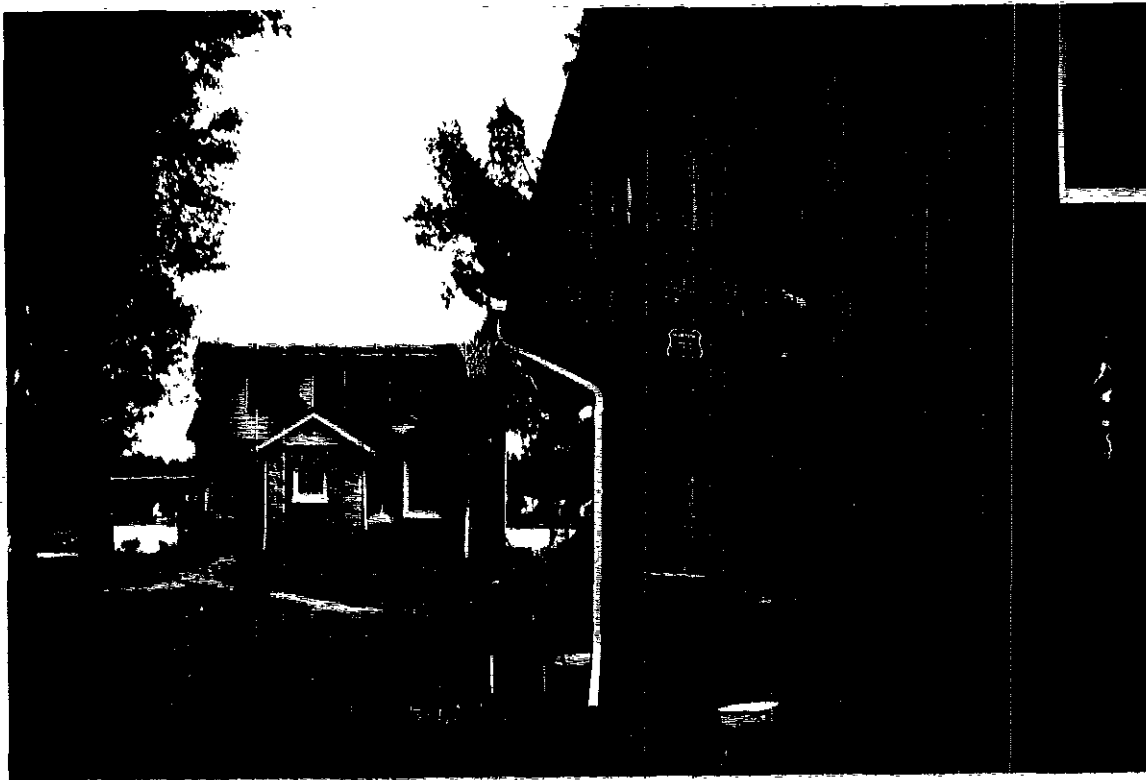
6045 Lofeley Beach Rd. 95-117-SPHA

connect house to the garage with breeze-way
after Addition is added to house

115

Vol 2D

MICROFILMED



95-117-SPH/A



This garage is beleived to be an apartment
says Neighbor

MICROFILMED

Net 26

#115

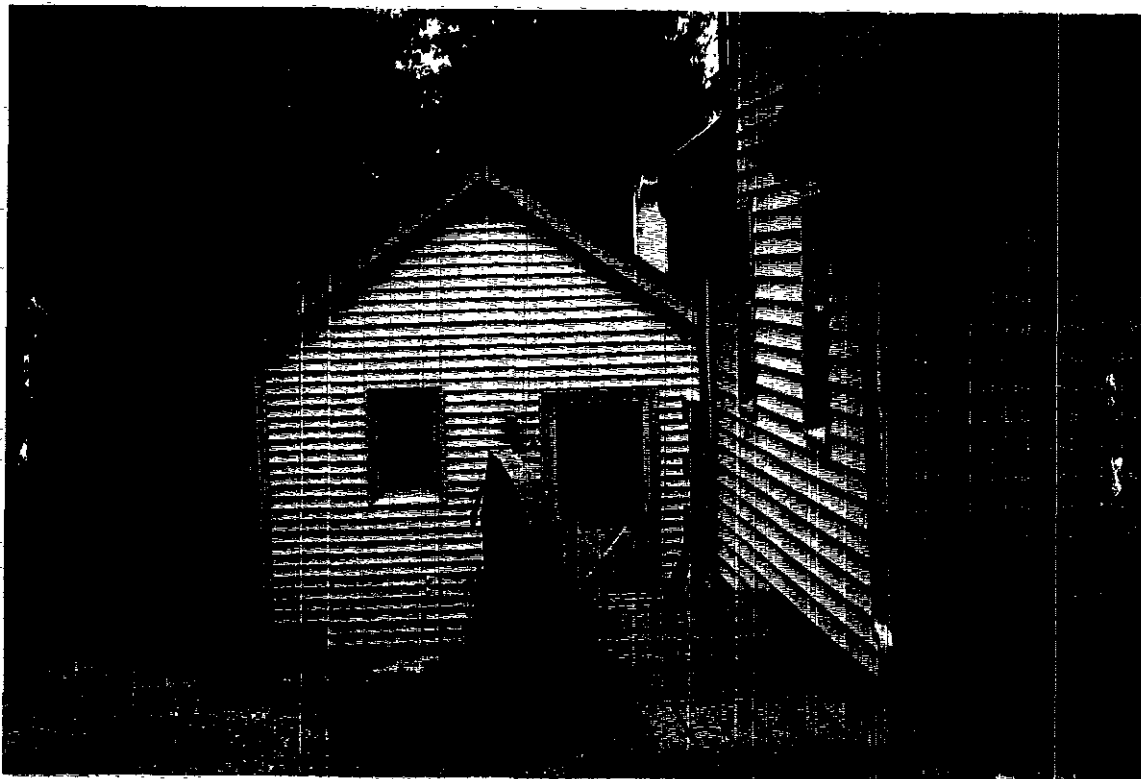


75-117-SPHA



Plot #115
2F

3 out of 3



95-117-SPHA



MICROFILMED

Net #115
26



95-117-SP#A



6011 Loreley Beach Rd
This property has 2 dwellings being
used as 2 apartments.

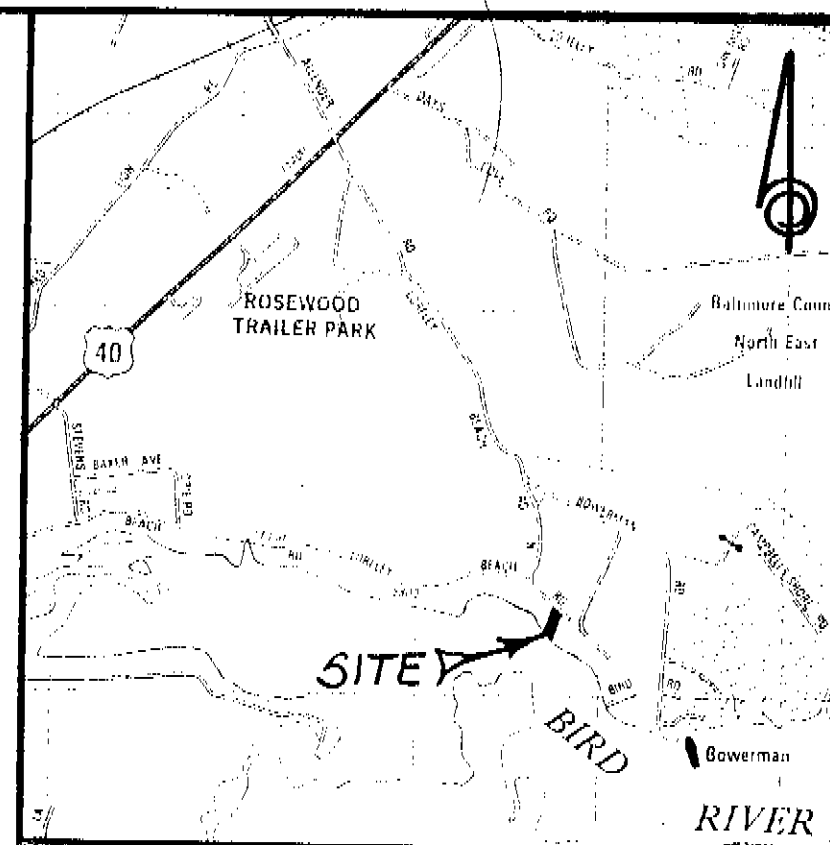
Page 1 out of 2

#115

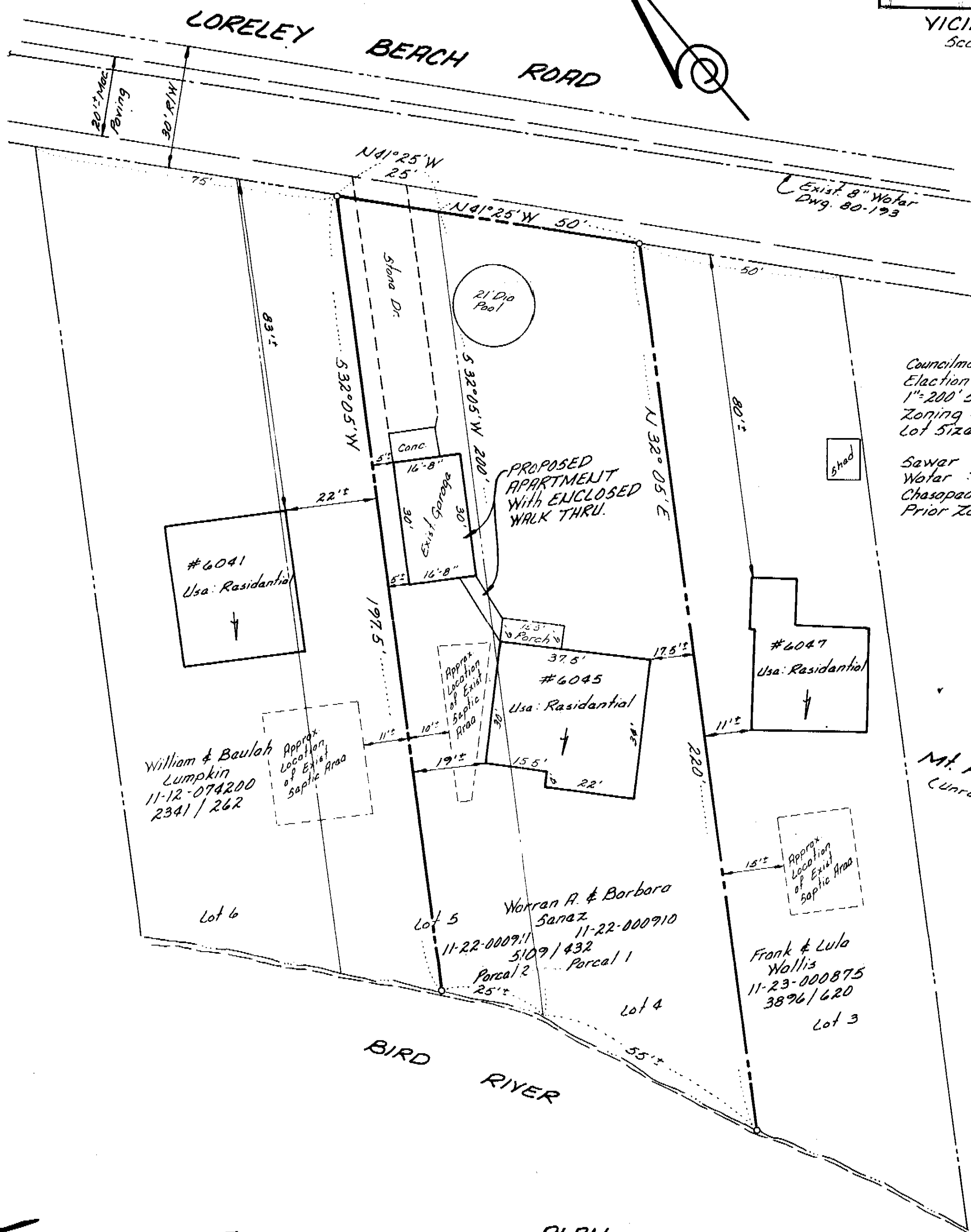
10/10/10 11:11 AM

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property Address: 6045 Loreley Beach Rd.
 Subdivision Name: Mt. Ararat Shores (Unrecorded)
 Plot Book #: -, Folio #: - Lot # 4 & Plat 5, Section: -
 Owner: Warren A & Barbara E. Sanaz



VICINITY MAP
 Scale 1" = 2000'



Councilmanic District: 5
 Election District: 11
 1" = 200' Scale Map: NE-K9
 Zoning: RC-2
 Lot Size: 0.355 Ac. ± or 15,468 Sq. Ft. ±
 Sewer: Private
 Water: Public
 Chesapeake Bay Critical Area: Yes
 Prior Zoning Hearings: None

Mt. Ararat Shores
 (Unrecorded)

95-117-SPHA

PLAN
 Scale: 1" = 20'

PETITIONER'S
 EXHIBIT Not

Zoning Office Use Only		
Reviewed by:	Item #:	Case #:
<i>[Signature]</i>	115	

MICROFILMED